

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
OCTOBER 2, 2019  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
9:00 A.M.**

**NOTE:** *Land Use Hearings are held at 9:00 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.** For additional information please see California Environmental Quality Act (CEQA) Notices and Documents at: <https://www.sandiego.gov/ceqa>.*

Pursuant to California Senate Bill 343 (Section 54957.5(b) of the Brown Act), late-arriving documents related to Hearing Officer meeting agenda items which are distributed to the Hearing Officer prior to and during the Hearing Officer meeting may be inspected upon request in the official project file which is maintained by the City's Project Manager, located at the Development Services Department's offices at 1222 First Avenue, San Diego, 92101. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the Hearing Officer Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "SB 343." Late-arriving materials received during a Hearing Officer meeting are available for review by making a verbal request of Development Services staff located in Council Chambers.

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Duke Fernandez

- ITEM – 1:       **PUBLIC COMMENT** - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. **NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM – 2:       **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**
- ITEM – 3:       **ITEMS TO BE PLACED ON CONSENT AGENDA.**

## HEARING OFFICER DOCKET OF OCTOBER 2, 2019

ITEM – 4:       **VERIZON SEA WORLD ROW - PROJECT NO. 683961**  
City Council District: 2; Plan Area: Mission Bay Park

**STAFF: Karen Lynch**

Conditional Use Permit and Neighborhood Development Permit for an existing Wireless Communication Facility (WCF) consisting of an equipment enclosure located on the north side of the 1700 block of Quivira Road and two city light poles, each supporting three antennas located on West Mission Bay Drive on the offramp to Sports Arena Boulevard. Each pole has a metal mesh cage at the base housing six Remote Radio Units and one raycap. The project is located within Mission Bay Park. Exempt from Environmental. Report No. [HO-19-083](#).

**RECOMMENDATION:**

Approve

ITEM – 5:       **STUPIN RESIDENCE - PROJECT NO. 633674**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Xavier Del Valle**

Coastal Development Permit to demolish an existing single-family residence and construct a new 4,493 square-foot, two-story single-family residence with 1,883 square-foot basement, roof deck, and attached garage at a site located at 5191 Chelsea Street. The 0.183-acre site is in the RS-1-7 Zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area. Exempt from Environmental. Report No. [HO-19-089](#).

**RECOMMENDATION:**

Approve

ITEM – 6:       **CEDAR MAP WAIVER - PROJECT NO. 629471**  
City Council District: 3; Plan Area: Downtown

**STAFF: Bryan Hudson**

Map Waiver to create one residential condominium unit and one commercial condominium unit, currently under-construction located at 320 W Cedar Street. The 0.115-acre site is in the Residential Emphasis zone of the Downtown Community Plan area. Council District 3. This project is adequately addressed in the previously certified [Final Environmental Impact Report \(FEIR\)](#) and Addendum for Downtown projects, and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Report No. [HO-19-091](#).

**RECOMMENDATION:**

Approve

## HEARING OFFICER DOCKET OF OCTOBER 2, 2019

ITEM – 7:       **GLENISTER SDP - PROJECT NO. 621184**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Site Development Permit to add a 1,704-square-foot, second floor addition for a master suite and studio on the top of existing 3,303 square-foot single-family residence on a 0.23-acre property. The project site is located at 7777 Lookout Drive, in the SF Zone (Single-Family) of the La Jolla Shore Planed District, Coastal Overlay (Non-Appealable) Zone, Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan Area. This development is within the Coastal Overlay zone. Exempt from Environmental. Report No. [HO-19-092](#).

**RECOMMENDATION:**

Approve